



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



AGENDA Wednesday October 19, 2011

APPROVED: _____

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NOTICES AND REMINDERS

THE COUNTY'S LOBBYING ORDINANCE (CHAPTER 1-7.2 OF THE CODE) REQUIRES THE REGISTRATION OF INDIVIDUALS AND ENTITIES THAT QUALIFY AS LOBBYISTS. IF YOU WILL BE TESTIFYING BEFORE THE PLANNING COMMISSION, THE ORDINANCE MAY REQUIRE THAT YOU REGISTER AS A LOBBYIST. IF YOU HAVE A QUESTION AS TO THE APPLICABILITY OF THIS ORDINANCE, PLEASE CONTACT THE COUNTY ATTORNEY'S OFFICE AT (301) 600-1030.

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

PRIOR TO AN AGENDA ITEM BEING HEARD BY THE PLANNING COMMISSION, ANY INDIVIDUAL THAT WISHES TO SPEAK OR TESTIFY ON THE AGENDA ITEM WILL BE AND ASKED TO STAND AND BE SWORN IN. EACH INDIVIDUAL TESTIFYING WILL BE ASKED TO RAISE THEIR RIGHT HTHEN ASKED THE FOLLOWING, "DO YOU SOLEMNLY SWEAR OR AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE TESTIMONY YOU ARE ABOUT TO GIVE WILL BE THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?". ALL INDIVIDUALS TESTIFYING WILL THEN BE ASKED TO RESPOND IN THE AFFIRMATIVE OR "I DO" THEN TO BE SEATED.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION. IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM WHICH YOU WILL BE TESTIFYING ON. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS FOR THIS MEETING ARE REQUESTED TO CONTACT THE COUNTY MANAGER'S OFFICE AT 301-600-1100 (TTY: USE MARYLAND RELAY) TO MAKE THE NECESSARY ARRANGEMENTS NO LATER THAN SEVEN (7) WORKING DAYS PRIOR TO THE MEETING. ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO: PlanningandZoning@frederickcountymd.gov

UPCOMING MEETINGS

Planning Commission Meetings/Workshops

(1st Floor Hearing Room, Winchester Hall)

Board of Appeals-Thursday, October 27, 2011 Meeting @ 7:00 PM

Contact

Development Review at 301-600-1134 for preliminary/final plats, and site plan items

- or -

Planning at 301-600-1138 for re-zonings, Ag-preservation, workshops, and public hearing agenda items

THE COMMISSION GENERALLY BREAKS FOR **LUNCH AT 12:30 P.M.** FOR MORNING/AFTERNOON SESSIONS AND FOR **DINNER AT 5:30 P.M.** FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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ITEM	TIME	ACTION REQUESTED
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1:00 P.M.

1. **MINUTES** **APPROVAL**
2. **PLANNING COMMISSION COMMENTS** **INFORMATIONAL**
3. **AGENCY COMMENTS/AGENDA BRIEFING** **INFORMATIONAL**
4. **CONSENT AGENDA** **APPROVAL**
 - a) [APFO Letter of Understanding \(LOU\) for - Villages of Urbana-Phase II Revision](#) - Requesting approval of a signed LOU for Phase II Plan revision for the Villages of Urbana PUD, which was approved by the FCPC in September 2011. Zoned: Planned Unit Development (PUD) in the Urbana Planning Region. Tax Map 96 / Parcel 67. S1065, AP11948. Kathy Mitchell, Asst. County Attorney
5. **SITE PLAN** **DECISION**
 - a) [Grant County Mulch](#)- The applicant is proposing to occupy approximately 26,139 square feet of existing structures within a Limited Industrial facility for a wood waste recycling facility. The Applicant is not proposing any construction or alterations to the existing buildings on site. On August 25, 2011, the Applicant received special exception approval to establish a wood waste recycling facility in the AG zone. Located at the corner of MD Rt 85 and Manor Woods Road. Zoned: Village Commercial (VC) Limited Industrial (LI) & Agricultural (AG), Adamstown Planning Region. Tax Map 95 / Parcel 81.SP11-11, AP 12127. Tolson DeSa

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6. TRIENNIAL REVIEW OF THE WATER AND SEWERAGE PLAN

FINDING OF CONSISTENCY AND RECOMMENDATION

- a) Continued from September 14, 2011, Planning Commission will review and discuss the revisions contained in the draft Water and Sewerage Plan, determine consistency with the Comprehensive Plan and make a recommendation to the Board of County Commissioners. The Planning Commission received a preview briefing on the Triennial update to the Water and Sewerage Plan on August 10, 2011. Tim Goodfellow

7. ZONING TEXT AMENDMENT – (Public Hearing)

RECOMMENDATION

- a) A public hearing will be conducted for the MX Euclidean Zoning Ordinance Text Amendment (ZT-11-14). The text amendment would create a new MX Euclidean zoning district including: establishing a purpose statement, identifying permitted uses by adding the district to the Use Table, establishing minimum lot area, lot width, setbacks and maximum height standards, and providing supplementary district regulations including design standards and multiple structure and mixed use provisions. Shawna Lemonds

8. 2011 COMPREHENSIVE PLAN/ZONING REVIEW

INFORMATIONAL

- a) Staff will provide a briefing of the review including the various request summaries, mapping, and the upcoming public hearings in November. Jim Gugel